



October 14, 2015

Mr. Paul Holt
Van Buren Family Trust
4858 E. Van Buren Avenue
Las Vegas, Nevada 89110

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: VAR-60700 [PRJ-60520] - VARIANCE
PLANNING COMMISSION MEETING OF OCTOBER 13, 2015**

Dear Applicant:

Your request for a Variance TO ALLOW A FIVE-FOOT REAR AND SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 2,560 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] AND TO ALLOW AN ACCESSORY STRUCTURE THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING on 0.51 acres at 4858 East Van Buren Avenue (APN 140-29-510-043), R-E (Residence Estates) Zone, Ward 3 (Coffin) [PRJ-60520], was considered by the Planning Commission on October 13, 2015.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

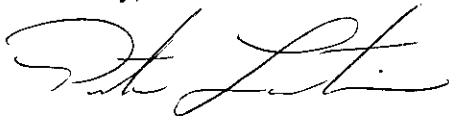
VOICE 702.229.6301
FAX 702.474.0352
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www.lasvegasnevada.gov



/city of las vegas

This action by the Planning Commission on **October 13, 2015** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 26, 2015**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Planning Manager
Case Planning Division

PL:nl